



**TOWN OF BEDFORD**

**[www.bedfordny.gov](http://www.bedfordny.gov)**

**AGENDA**

**BEDFORD ZONING BOARD OF APPEALS**

**425 Cherry Street, 2<sup>nd</sup> Floor Conference Room**

**Bedford Hills, New York 10507**

**WEDNESDAY, December 3, 2014**

**7:30 P.M.**

**MINUTES: October 1, 2014, November 5, 2014**

**CARRYOVER APPLICATIONS:**

**1. Jason Drake, 7 Washington Avenue, Bedford, NY 10506.** Section 84.10 Block 2 Lot 24, R-1/4 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the demolition of more than 50% of the original accessory structure (2-car garage) and the expansion and construction of a new 1-1/2 story accessory building. The structure is to be used as a 2-car garage with an exterior staircase and dormers with storage and/or office space on the second floor. The existing building had a non-conforming side yard setback of 2.5 feet where 15 feet is required in the Residential 1/4 Acre Zoning District and the new building will have a non-conforming side yard setback of 2.5 feet where 15 feet is required. The existing building had a non-conforming rear yard setback of 31'8" where 40 feet is required in the Residential 1/4 Acre Zoning District and the new building will have a non-conforming rear yard setback of 29.8 feet. Article III Section 125-11 and Article V Section 125-50

**NEW APPLICATIONS:**

**1. West Rapoport, 359 Cherry Street, Bedford Hills, NY 10507.** Section 60.10 Block 1 Lot 5, R-1/2 Acre Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit the expansion of an existing rear yard deck and the addition of a new rear yard deck to a single family residence resulting in a rear yard setback of 36.33 feet where 50 feet is required in the R-1/2 Acre Zoning District. Article V Section 125-50.

**2. Robert and Nancy Bogel, 52 Schildbach Road, Pound Ridge, NY 10576.** Section 62.14 Block 1 Lot 2, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the construction of a single family residence with carport and covered rear terrace areas resulting in a side yard setback of 40.5 feet where 50 feet is required in the R-4 Acre District; and combined with a new 18 x 40-foot swimming pool and an existing pool house, will result in building coverage of 3.88% where 3% is permitted in the R-4 Acre District. Article V Section 125-50

**3. RMC2, Inc., 17 Whitlockville Road, Katonah, NY 10536.** Section 49.10 Block 1 Lot 7, R-2 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit the construction of a new single family residence, a new detached garage and a new 16 x 32-foot swimming pool on a lot that does not meet the minimum 200 foot Effective Square requirement in the R-2 Acre Zoning District. Article V Section 125-50 and Article III Section 125-11.

**4. Katonah Meat and Potatoes, LLC, dba Katonah Restaurant/KR Café, 63 Katonah Avenue, Katonah, NY 10536.** Section 49.15 Block 4 Lot 20, CB Zoning District. The applicant requests a variance of the Town of Bedford Zoning Ordinance to permit a (1) A sign/logo with a letter height of 15 inches on the awning located above the main entrance door where 12 inches in height is permitted when the sign is located less than 100 feet from the center line of the nearest road, Article XI Section 125-120 B (1); (2) Signage on six awnings where signage on awnings is prohibited, Article XI Section 125-122 H.; (3) Six new signs on a building where two signs are permitted, Article XI Section 125-Attachment 1:2

**5. Samuel and Elizabeth Sachs, 183 Stone Hill Road, Bedford, NY 10506.** Section 74.11 Block 1 Lot 7, R-4 Acre Zoning District. The applicants request a variance of the Town of Bedford Zoning Ordinance to permit for a variance of the Town of Bedford Zoning Ordinance to permit: The renovation of a pre-existing, non-conforming accessory building (barn) located on a parcel in the R-4 Acre Zoning District (1) where there is no principal building on the lot (Article I Section 125-3); (2) the installation of plumbing in an accessory structure where plumbing is prohibited: powder room (1 toilet and 1 sink), one additional sink on the main floor, and one utility sink in the second floor hayloft (Article I Section 125-3 Definition of Studio); (3) the parcel consists of .20 acres where 4 acres are required in an R-4 Acre Zone; (4) building coverage is non-conforming at 15% where 3% is permitted; (5) impervious surface coverage is non-conforming at 15% where 8% is permitted. The barn has a non-conforming front yard setback of 3.1 feet from Millertown Road and 49.58 feet from Stone Hill Road where 75 feet is required; and a non-conforming rear yard setback of 13.58 feet where 50 feet is required in the R-4 Acre Zoning District. Article III Section 125-11 and Article V Section 125-50

## **ADOPTION OF 2015 SCHEDULE OF MEETINGS**

Supporting documentation for all items on this agenda is available at the Town of Bedford website [www.bedfordny.gov](http://www.bedfordny.gov). Town Government –Boards--Zoning Board of Appeals-Calendar of Meetings-ZBA at Town Offices). Larger documents and plans are available at the office of the Zoning Board of Appeals